



# CITY OF LODI

## COUNCIL COMMUNICATION

AGENDA TITLE: Acceptance of Improvements in Towne Ranch, Unit No. 5, Tract No. 2698

MEETING DATE: March 4, 1998

PREPARED BY: Public Works Director

RECOMMENDED ACTION: That the City Council adopt the attached resolution accepting the development improvements for Towne Ranch, Unit No. 5, Tract No. 2698.

BACKGROUND INFORMATION: Improvements at Towne Ranch, Unit No. 5, Tract No. 2698, have been completed in substantial conformance with the requirements of the Improvement Agreement between the City of Lodi and Towne Ranch Associates, a California Limited Partnership, as approved by the City Council on May 7, 1997, and as amended by City Council on October 15, 1997. Improvements for this development were also completed per the requirements shown on Drawings No. 97D075 through 97D078.

The streets to be accepted are as follows:

Streets	Length in Miles
Evergreen Drive	0.11
Sequoia Court	0.09
Eucalyptus Court	0.09
Turner Road	0.00
<b>Total New Miles of City Streets</b>	<b>0.29</b>

FUNDING: Not applicable.

  
Jack L. Ronsko  
Public Works Director

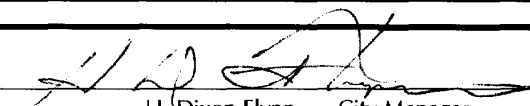
Prepared by Wesley K. Fujitani, Senior Civil Engineer

JLR/WKF/lm

attachment

cc: City Attorney  
Street Superintendent  
Associate Traffic Engineer  
Associate Civil Engineer - Development Services  
Engineering Technician Supervisor Tamura  
Towne Ranch Associates, Dennis G. Bennett  
Baumbach & Piazza  
Chief Building Inspector

APPROVED: \_\_\_\_\_

  
H. Dixon Flynn -- City Manager

RESOLUTION NO. 98-35

A RESOLUTION OF THE LODI CITY COUNCIL  
ACCEPTING THE DEVELOPMENT IMPROVEMENTS  
INCLUDED IN THE IMPROVEMENT AGREEMENT FOR  
TOWNE RANCH, UNIT NO. 5, TRACT NO. 2698

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The City Council of the City of Lodi finds:

1. That all requirements of the Improvement Agreement between the City of Lodi and Towne Ranch Associates, a California Limited Partnership, for the improvements in Towne Ranch, Unit No. 5, Tract No. 2698, have been substantially complied with. The improvements are shown on Drawings No. 97D075 through 97D078 on file in the Public Works Department, and as specifically set forth in the plans and specifications approved by the City Council on May 7, 1997.

2. The streets to be accepted are as follows:

<b>Streets</b>	<b>Length in Miles</b>
Evergreen Drive	0.11
Sequoia Court	0.09
Eucalyptus Court	0.09
Turner Road	0.00
<b>Total New Miles of City Streets</b>	<b>0.29</b>

Dated: March 4, 1998

=====

I hereby certify that Resolution No. 98-35 was passed and adopted by the City Council of the City of Lodi in a regular meeting held March 4, 1998, by the following vote:

AYES: COUNCIL MEMBERS – Johnson, Land, Mann, Pennino  
and Sieglock (Mayor)

NOES: COUNCIL MEMBERS - None

ABSENT: COUNCIL MEMBERS - None

ABSTAIN: COUNCIL MEMBERS - None

  
ALICE M. REIMCHE  
City Clerk

CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
KEITH LAND  
Mayor Pro Tempore  
ROBERT J. JOHNSON  
STEPHEN J. MANN  
PHILLIP A. PENNINO

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
P.O. BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 333-6706  
FAX (209) 333-6710

H. DIXON FLYNN  
City Manager  
ALICE M. REIMCHE  
City Clerk  
RANDALL A. HAYS  
City Attorney

March 9, 1998

Towne Ranch Associates  
Attn: Dennis G. Bennett  
P.O. Box 1597  
Lodi, CA 95241

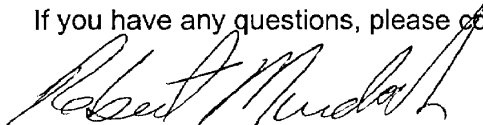
SUBJECT: Acceptance of Improvements in Towne Ranch, Unit No. 5, Tract No. 2698

The City Council of the City of Lodi, at its meeting on March 4, 1998, accepted the public improvements that were made in the subject project.

Enclosed for your files is a copy of the resolution accepting the public improvements. From the date of the resolution, the City of Lodi will maintain the street and other public improvements installed within rights-of-way and public utility easements as shown on the approved plans.

A copy of this letter will be sent to your bonding agency in order that the bond covering faithful performance can be exonerated. The bond covering labor and materials will have to remain in effect for a period of ninety days from the date of the resolution in conformance with State law.

If you have any questions, please contact me.



Robert Murdoch  
City Engineer

RKM/pmf

Enclosure

cc: Electric Utility Department  
Water/Wastewater Division  
Street Division  
City Clerk  
Reeves Insurance

CITY COUNCIL

JACK A. SIEGLOCK, Mayor  
KEITH LAND  
Mayor Pro Tempore  
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City Clerk  
RANDALL A. HAYS  
City Attorney

March 9, 1998

Reeves Insurance  
Attn: Steve Reeves  
P.O. Box 2680  
Lodi, CA 95241

SUBJECT: Acceptance of Improvements In Towne Ranch, Unit No. 5, Tract No. 2698

The City Council of the City of Lodi, at its meeting on March 4, 1998, accepted the public improvements in the subject project. A copy of the resolution is enclosed.

This letter is your authorization to exonerate the bond covering faithful performance. The bond covering labor and materials must remain in effect June 2, 1998, in conformance with the requirements of State law. You will receive no further correspondence regarding the release of the bond for labor and materials unless a claim is filed.

If you have any questions, please contact Sharon Blaufus or me.



Robert Murdoch  
City Engineer

RKM/SB/pmf

Enclosures

cc: Towne Ranch Associates  
City Clerk